



Oakview, Missouri.

Current market data.

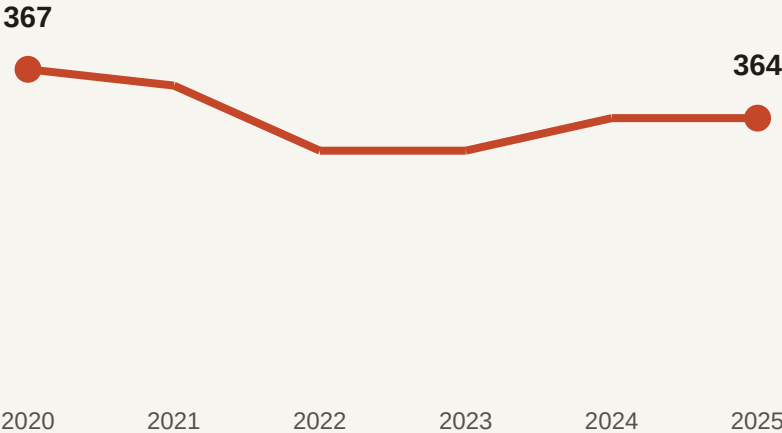
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.8% since 2020.

364

people, the 539th-largest of Missouri's cities and towns.



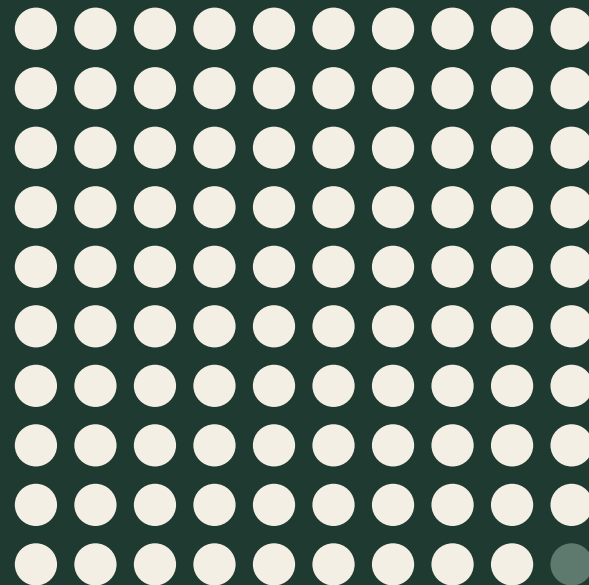
Source: Census Population Estimates, 2025

THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

99.0%

of 194 jobs located in Oakview are filled by in-commuters.



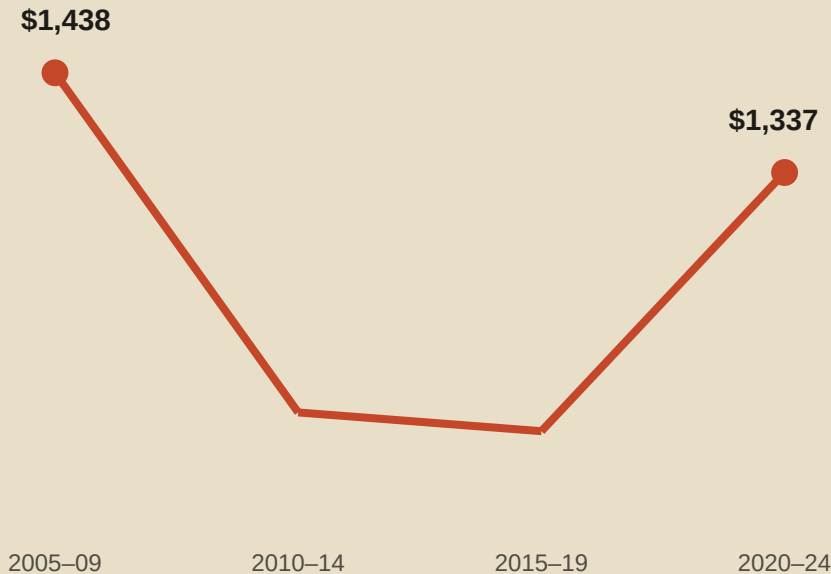
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 7%
since the 2005–2009
survey, before inflation.

\$1,337

a month. Missouri's median is \$1,033.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,156 gap between neighbors, the sharpest rent edge between adjacent tracts in Clay County.

TRACT 219

\$1,225

TRACT 218.07

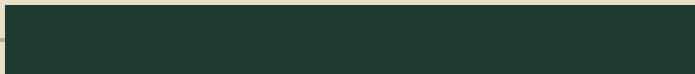
\$2,381



ROOM TO BUILD

The median rent is above what local wages can carry.

\$745–\$1,117



\$1,337 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–1% to the 186 homes here.

0–2

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 23% less than Missouri's.

\$177,200

median home value in Oakview.

Oakview



\$177,200

Missouri



\$230,300

U.S.



\$332,700

THAT WAS OAKVIEW'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/mo/oakview/**](https://almanacdata.ai/e/mo/oakview/)

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